

From:
To: [Site Allocations Plan](#)
Cc:
Subject: PDE00301_Objection to building on HG2-4 (Site 4020)
Date: 22 October 2015 08:20:01

Dear Sir,

My wife and I wish to object in the strongest terms to the building of 80 houses on Site4020/HG2-4 Hawkstone Avenue/Hollins Hill. Our reasons are set out below.

1. Personal Details

Michael Peel
Annette Peel
64 Hawkstone Avenue
Guiseley
Leeds
LS20 8ES

Our residence at 64 Hawkstone Avenue directly overlooks the proposed boundary of Site 4020.

2. Reasons Why Site 4020 Must Remain Green Belt

- To check the unrestricted sprawl of large built up areas : the building of 80 houses in this location would completely change this special area landscape and local distinctiveness. The area sits between Tramere Park Garden Village Conservation Area and the Park Gate Conservation Area and is an important setting for both. This development will clearly be urban sprawl as new housing would join BD17 to LS20.
- To prevent neighbouring towns merging into one another : the towns of Guiseley and Baildon will merge and also meet Esholt thus joining Leeds and Bradford.
- To assist in safeguarding the countryside from encroachment : Site 4020 is a quality Green Belt site that is designated in the 2006 UDP as a Special Landscape Area. It is green belt and protected.
- To preserve the setting and special character of historic towns : Hollins Hill Farm House is a Grade 2 listed building and is adjacent to the site. The proposed development will destroy its character. LCC have failed to include the presence of a listed building in their assessment.
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land : Site 4020 is not derelict or other urban land, it is Green Belt as designated in the 2006 UDP and must remain so.

3. Why Site 4020 ?

It appears that the decision to target Site 4020 was based around LCC's desire to build 70,000 new homes in Leeds. Some experts argue that this is a hugely inflated target and that 40,000 is much closer to the actual need. Whatever the number, the Government says that councils should be building on Brownfield sites first. Site 4020 is not a Brownfield site, it is protected Green Belt and must remain so.

Does the proposed development of Site 4020 come from a well thought out plan based around the specific needs of Aireborough which examines in detail infrastructure and environment? It seems not. Have the real housing needs of Aireborough been established ? It seems not.

LCC says that there needs to be "exceptional circumstances" to build on Green Belt. Meeting an inflated housing target does not meet this test and allow Green Belt to be released to developers.

4. Traffic – A Major Problem

The traffic flow around the A65, A6038 and Park Road is already congested and at certain times close to gridlock. The junction of Park Road, the A65 and the A6038 is a

serious accident waiting to happen due to the volume of traffic and the difficulty in turning right from Park Road and the flow of traffic across the junction on to Park Road from Hawksworth. Has a traffic count/survey been carried out ? It seems not. To add even more traffic to this already congested area would be a serious misjudgement which could have tragic consequences.

The other key traffic issue is access to the site. There is no obvious and safe access point to Site4020.

5. Engagement with the Public and Residents

The Localism Act states that we, the public and residents, should have been involved in the process of deciding where large numbers of houses are to be built. In the case of Site 4020 it is clear that this has not happened.

6. Summary of Objections to the Development on Site 4020/HG2-4

- Site 4020 is quality Green Belt as designated in the 2006 UDP
- Building 80 houses would completely change the area landscape, create urban sprawl and join Leeds to Bradford
- Site 4020 is part of a working farm which contains a Grade 2 listed building
- There is no safe access/egress for traffic
- There have been no proper assessments of infrastructure requirements e.g. traffic, employment, schools, doctors
- There are flooding issues
- Wildlife on the site includes stone curlew, grey partridge, lapwing, red kite, snipe, heron, woodpecker, hawks and owls
- A 55kv overhead line runs through the site

We would urge you not to build on this site and to preserve our Green Belt.

Hawkstone Residents,
Annette Peel
Michael Peel